

WICHITA HISTORIC PRESERVATION BOARD MINUTES
8 JULY 2002
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday July 8, 2002, at 3:03 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall-Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present: Keith Lawing (Chair)
Kim Edgington
Claire Willenberg (in at 3:25)
Sam Lentz
Jim Guy (Vice Chair)
Bryan Barr
Stan Sheldon (in at 3:25)

Staff Present: Kathy Morgan, Historic Preservation Planner
Valerie Robinson, Recording Secretary

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their name.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add HPC2002-00083 and HPC2002-00084 to the agenda. Also add under Miscellaneous Matters the discussion about Riverside Park.

Motion #1

Lentz Motion was made by Lentz, 2nd by Guy to add items HPC 2002-83 and 84 to the agenda, and the discussion about Riverside Park to Miscellaneous Matters. Motion approved (5-0)

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$92,000.00
Revolving Loan Fund – Non-residential	\$81,000.00
Deferred Loan Fund – Residential	\$95,000.00

The request to change the Memorandum of Understanding for the Revolving Loan Program to allow use of funds for repairs on designated structures that have demolition by neglect cases filed against them was approved by City Council on June 25, 2002. We are now able to care of projects like the Sternberg House, at 1065 Waco on an emergency type basis and put a lean against the property. This is the new item in the Memorandum of Understanding this year. The notice has been sent; we are in the 30-day legal notice period. Once that expires we will get a proposal to get the work done.

LAWING: Please keep the board informed as this issue progresses. The board members have a high interest in this property.

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 JUNE 2002 MEETING

Motion #2

Motion was made by Lentz, 2nd by Guy to approve the minutes as presented. Motion Approved (5-0)

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2002-00040) Environs, Lassen Hotel
APPLICANT: TriMark Signs
FOR: 125 N. Market

Applicant proposes a design change to signs. Changes include: increasing the size and lighting of the sign letters, and outlining the building in green. The letters are three times larger than what is allowed by the sign code. A video was submitted by the sign company and was shown at the meeting. Since the sign does not meet code, the case has to be reviewed by the Board of Zoning Appeals. Although lighting could be considered temporary, staff finds that outlining the building in green LED lighting would negatively impact the environs of the designated structures and that the letter size should not exceed sign code limits. This is a building sign, not a billboard advertisement. Staff recommended that the HPB find that the outlining of the building and the increase in letter height do encroach on the environs and that a letter recommending denial for increases letter height be forwarded to the Board of Zoning Appeals.

MORGAN: Request to change the building to SCTelecom, size of the sign. If approved case will go before the Board of Zoning Appeals.

The recommendation is that the board writes a letter of denial finding that the outlining of the building and the increased lettering do encroach on the environs and forwarded to the Board of Zoning Appeals.

LAWING: The board is being asked to determine, variance on the sign, and that the lighting itself would negatively encroach upon, damage the environs of the Lassen Hotel.

EDGINGTON: We were given photos from the applicant; on top of the old Holiday Inn building those are some huge letters. I think that there are some things about our downtown that create a character, that maybe good, bad, or indifferent but I am glad that the applicant included this photo from Dallas. As I read this staff report that was the first thing that came to mind was this building in Dallas that is outlined in green. I think that what the applicant is trying to do here in creating and identity and creating an image is not a bad thing. I think they should be commended for coming to our downtown. The downtown is struggling; we do have historic buildings of definite interest in the downtown area, but we also have a lot of new things. The only way the downtown is going to remain viable is to allow that to continue. I can't see that either of the requests are damaging to the Lassen Hotel.

GUY: I think I am getting to old. When I first remembered downtown, there was an awful lot of light. Wichita in the 30's, Douglas Avenue was know of the great light way, and it was not because it was dull. It was not because it was concrete it wasn't because it was dark. It was because it was alive, vibrant and it worked. I think that this is alive, vibrant and it works. I think our historic buildings will survive very nicely being in a relatively modern context. I think this is delightful. I hope more people decide to do it. I am in favor.

JANICE FAIRBAIRN: SCT Telecom, Director of Sales Development. Included in the packet was a letter from the Accent Manager, of what we call the Lassen or the Market Center. After discussion with him as well our own building key management and other building owners downtown the determination is that the excitement, or as Mr. Guy referred to the alive of the lighting will bring more business to downtown. They are all very excited about what it can do for the center of Wichita, business wise, economically as well as making it more definitively in look that defines the city as the Epic Center does now. Also as the lighting on the Century II, as well as our historical buildings, they all co-exist in every major city in the U.S. We feel this is part of a growing city. We feel it is good for the city.

To install green LED lighting strips along the 12 corner surfaces outlining the SCTelecom Building, 125 N. Market, including the horizontal roof trim and the 8 vertical corners. The south face of the building will have a sign mounted on the 19th floor with the text from our logo "SCTelecom", at 10' tall.

New material to be added to the building includes LED lighting strips with a clear plastic protective sleeve. The sign for the south face includes plastic channel letters containing neon white for lighting at night and green back lighting.

The sign for the south face will be put in place with a large crane, a swing stage or a combination of both. The LED lighting will be placed on the corners with installers repelling down the building faces.

The green LED lighting to be completed by the end of August. The signage to be completed approximately 8-10 weeks after approval from the Historical Society and the Board of Zoning Appeals.

Motion #3

Motion was made by Guy, 2nd by Edginton that HPC2002-00040 be approved the change as presented and that we find specifically that it does not encroach, damage or destroy the environs of the Lassen Hotel. Motion approved (5-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00070) Environs, Burton Stock Car Building #9
APPLICANT: Buckley Roofing
FOR: 700 E. 37th Street N.

Applicant proposes to re-roof boiler room building like with like. Staff has reviewed and approved.

2. **MINOR:** (HPC2002-00071) Environs, N. Topeka/ 10th St. Historic District
APPLICANT: Roof Mechanics
FOR: 1064 N. Broadway

Applicant proposes to re-roof office building. Staff has approved the re-roof of the structure. In addition, the applicant wants to use a sliver coating on the roof. The roof is not visible from the street and staff recommends that the applicant be allowed to use the roof coating.

3. **MINOR:** (HPC2002-00076) Park Place/Fairview Historic District
APPLICANT: R.P. Dalton
FOR: 1746 Park Place

Applicant proposes to repair house to original condition prior to being hit by a car using same materials. Staff has reviewed and approved.

4. **MINOR:** (HPC2002-00077) Environs, Sternberg House
APPLICANT: Jesus Hernandez
FOR: 1135 N. Waco

Applicant proposes to repair of exterior siding, windows, foundation, porch, and roof. Staff has reviewed and approved. Staff is assisting the applicant with a deferred historic loan application.

Motion #4

Motion was made by Guy, 2nd by Lentz to file and receive C of A's HPC2002-00070, 71, 76 and 77. Motion approved (5-0).

5. **MAJOR:** (HPC2002-00075) Emporia/Topeka Historic District
APPLICANT: Liane Gillespie
FOR: 1323 N. Topeka

Applicant proposes to demolish existing garage and construct a new 20' x 20' detached garage. The original detached garage was in the front setback and is too small. The new structure, front gabled, frame, and will be built in the rear yard. Staff recommends approval with the following conditions: the height of the ridge not to exceed 16 feet; siding to match the profile on the main structure-materials may be synthetic. Applicant has met all the setback requirements.

Stan Shelden and Claire Willenberg in at 3:25

Motion #5

Motion was made by Lawing, 2nd by Sheldon to approve HPC2002-00075 with the following conditions: 16 foot ridge height on garage, 20' x 20' maximum size, must meet setback requirements and that the siding is to be 4" lap, color to match the house. Motion approved (7-0).

6. **MAJOR:** (HPC2002-00078) Emporia/ Topeka Historic District
APPLICANT: Chuck Ruddle
FOR: 1208 N. Emporia

Applicant proposes a bed and breakfast conditional use for structure. Several issues to consider: off-street parking requirements, and the moratorium adopted by council. There will be no physical changes to the structure. HPB needs to write a letter to the Planning Commission recommending approval or denial of the conditional use.

MORGAN: Board is to make recommendation to the Planning Commission that any change of conditional-use or changes in zoning according to our zoning district ordinance gets reviewed by this board. It is the ultimately the Planning Commission that makes the decisions. Midtown has a moratorium for new businesses, so a change of occupancy will have to wait until May of next year, for that to be lifted to get the Bed & Breakfast opened. There will be no interior or exterior changes to this building.

CHUCK RUDDLE: We want to share our home. We want to rent out two rooms. I represent the owner, we are planning to get married and this is going to be a wedding gift. Our approach as owner is doing a home-share approach, to share the house with those who would be interested in staying in our house with the owner (us) being on site.

WILLENBERG: Is this a conditional use that runs with the ownership?

MORGAN: No. A conditional use runs with the property, they could decide to sell and next own not want a Bed and Breakfast but sold it and if the next owners wanted to he could run the Bed & Breakfast. The conditional use runs with the property not the owner.

Motion #6

Motion was made by Edgington, 2nd by Lentz to recommend approval of the conditional use. Motion approved (6-1).

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| 7. | MAJOR: | (HPC2002-00083) Environs Davis Hall |
| | APPLICANT: | Don Folger, Architect (garage) Gregg Schmidt (Midwest Exterior-siding) |
| | FOR: | 1936 W. University |

FOLGER: Applicant request to demolish and rebuild garage on same site, and install vinyl siding on house.

Motion#7

Motion was made by Willenberg, 2nd by Shelden that the proposed project does not encroach, damage or destroy the environs of Davis Hall with the following conditions. Item #1 demolition of existing garage and construction of new garage with the condition that siding match main structure; Item #2, installation of synthetic siding with the conditions that a) siding match existing lap profile; b) pillars are to remain original; c) modillions to remain original; profile of window and door trim to remain; d) crown molding above windows to be wrapped and missing crown molding be replaced with synthetic material to match. Motion approved (7-0).

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| 8. | MAJOR: | (HPC2002-00084) |
| | APPLICANT: | (Applicant has not provided application yet) |
| | FOR: | 1934 N Fairview |

Item deferred.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Riverside Park, Sign Markers in Riverside: a) William Greiffenstein donated North Riverside and Oak Parks to the City, and they were once called "Greiffenstein's Park;" b) LW Clapp designed the Art Deco Comfort Station in Oak Park; c) Mayor Finlay Ross was responsible for the creation of the park in the late 1890s; d) Two arch entrances were built in the early years of the park at the Murdock Street entrance – include historic picture; e) The park was originally plotted as the Davidson Park, and enticement to homeowners in 1880s; f) The oval horse track, racetrack was part of the Davidson plan although there is no record of it ever being used as a race track; g) Floods occurred in 1904, 1923, and 1944; h) Municipal bathing along the river west of Nims was sanctioned in 1917; i) The Griffenstein Bridge on Wiley Street was the crossing until 1980(?) when the new bridge was constructed at Nims; j) Park Villa was designed and built by Laura Ford Buckwalter, using paving stones from streetcar tracks, and inmates as construction workers; k) Sedgwick County Zoo was started in Central Riverside Park; l) Girl Scout House in North Riverside Park was originally the "Fresh Air Baby Camp"; m) include the story of Monkey House and its current use.
2. Neighborhood Notification – after the last board meeting, the president requested that staff outline the options for neighborhood notification of major projects being reviewed by the board. The outline is attached.
3. Update on North High School terra cotta repair.
4. Core Area Plan – I have a black and white copy available for those who would like one. If you let me know prior to the meeting, I will have it ready for you.

5. SHPO visit, September 23, 2002: This is the date that was selected based on availability of the museum and the SHPO's schedule.

Meeting adjourned at 4:30 p.m.